

Notices of Election and Demand Filed in Weld County

From December 05, 2022 Through December 09, 2022

**Weld County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
You should conduct your own due diligence.**

Foreclosure Number: 22-0414

NED Date: 12/06/2022

Reception #: 4870582

Original Sale Date: 04/05/2023

Deed of Trust Date: 09/30/2016

Recording Date: 10/03/2016

Reception #: 4241721

Re-Recording Date

Re-Recorded #:

Legal: LOT 10, BLOCK 2, STROH FARM, FILING NO. 4, ACCORDING TO THE PLAT RECORDED MARCH 2, 2006 AT RECEPTION NO. 3366944 AND AFFIDAVIT OF CORRECTION RECORDED JUNE 22, 2006 AT RECEPTION NO. 3397968, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

Address: 211 MUSCOVEY LANE, JOHNSTOWN, CO 80534

Original Note Amt: \$296,041.00

LoanType: FHA

Interest Rate: 3.500

Current Amount: \$260,794.47

As Of: 07/01/2022

Interest Type: Fixed

Current Lender (Beneficiary): PENNYMAC LOAN SERVICES, LLC

Current Owner: SHOSHANNA L DIETZ

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC., DBA: ORION LENDING

Grantor (Borrower On Deed of Trust) SHOSHANNA L DIETZ

Publication: Greeley Tribune

First Publication Date: 02/10/2023

Last Publication Date: 03/10/2023

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP

Attorney File Number: 00000009664921

Phone: (303)350-3711

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Foreclosure Number: 22-0415

NED Date: 12/06/2022

Reception #: 4870583

Original Sale Date: 04/05/2023

Deed of Trust Date: 08/15/2005

Recording Date: 08/17/2005

Reception #: 3313770

Re-Recording Date

Re-Recorded #:

Legal: LOT 13, BLOCK 9, WESTMOOR ACRES FIRST FILING, A SUBDIVISION OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

Address: 515 41st Avenue, Greeley, CO 80634

Original Note Amt: \$46,000.00

LoanType: Conventional

Interest Rate: 6

Current Amount: \$22,513.97

As Of: 11/27/2022

Interest Type: Fixed

Current Lender (Beneficiary): U.S. BANK NATIONAL ASSOCIATION, as Indenture Trustee on behalf of the holders of the Terwin Mortgage Trust 2005-11, Asset-Backed Securities, TMTS Series 2005-11

Current Owner: Penny J Eidem and Steven B. Eidem

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CORNERSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Penny J Eidem and Steven B. Eidem

Publication: Greeley Tribune

First Publication Date: 02/10/2023

Last Publication Date: 03/10/2023

Attorney for Beneficiary: Janeway Law Firm, P.C.

Attorney File Number: 22-027085

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 22-0416

NED Date: 12/06/2022

Reception #: 4870584

Original Sale Date: 04/05/2023

Deed of Trust Date: 05/04/2021

Recording Date: 05/05/2021

Reception #: 4712040

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

APN #: 095913218015

Address: 3420 23rd Street, Greeley, CO 80634

Original Note Amt: \$310,276.00

LoanType: FHA

Interest Rate: 3.25

Current Amount: \$304,589.31

As Of: 11/28/2022

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Alejandra V Hernandez Lopez and Hernan Hernandez Lopez
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Alejandra V Hernandez Lopez and Hernan Hernandez Lopez

Publication: Greeley Tribune

First Publication Date: 02/10/2023

Last Publication Date: 03/10/2023

Attorney for Beneficiary: Janeway Law Firm, P.C.

Attorney File Number: 22-028704

Phone: (303)706-9990

Fax: (303)706-9994

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Foreclosure Number: 22-0417

NED Date: 12/07/2022

Reception #: 4870793

Original Sale Date: 04/05/2023

Deed of Trust Date: 06/24/2005

Recording Date: 08/01/2005

Reception #: 3308409

Re-Recording Date

Re-Recorded #:

Legal: LOT 5, BLOCK 5, SHARPE SUBDIVISION FIRST FILING, CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO.

Address: 125 Elizabeth St Cir, Dacono, CO 80514

Original Note Amt: \$176,800.00

LoanType: Conventional

Interest Rate: 3.625

Current Amount: \$164,878.13

As Of: 11/29/2022

Interest Type: Adjustable

Current Lender (Beneficiary): DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC5 Asset-Backed Pass-Through Certificates

Current Owner: Robert Tunelius

Grantee (Lender On Deed of Trust): NEW CENTURY MORTGAGE CORPORATION

Grantor (Borrower On Deed of Trust): Robert Tunelius and Tiffany A Wilson

Publication: Greeley Tribune

First Publication Date: 02/10/2023

Last Publication Date: 03/10/2023

Attorney for Beneficiary: Janeway Law Firm, P.C.

Attorney File Number: 22-028715

Phone: (303)706-9990

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Foreclosure Number: 22-0418

NED Date: 12/08/2022

Reception #: 4871158

Original Sale Date: 04/12/2023

Deed of Trust Date: 10/27/2006

Recording Date: 11/09/2006

Reception #: 3434052

Re-Recording Date

Re-Recorded #:

Legal: LOTS 19, 20 AND 21, BLOCK 13, TOWN OF PIERCE, COUNTY OF WELD, STATE OF COLORADO.

Address: 339 West Park, Unit 1, Pierce, CO 80650

Original Note Amt: \$99,000.00

LoanType: Conventional

Interest Rate: 5

Current Amount: \$71,867.06

As Of: 11/29/2022

Interest Type: Fixed

Current Lender (Beneficiary):	U.S. BANK, NATIONAL ASSOCIATION, as successor Trustee to Wilmington Trust Company, as successor Trustee to Bank of America, National Association, successor by merger to LaSalle Bank National Association, as Trustee for Lehman XS Trust, Mortgage Pass-Through Certificates, Series 2007-3
Current Owner:	Charles L Essley and Merna Lou Essley
Grantee (Lender On Deed of Trust):	WELLS FARGO BANK, N.A.
Grantor (Borrower On Deed of Trust)	Charles L Essley and Merna Lou Essley

Publication: Greeley Tribune

First Publication Date: 02/17/2023

Last Publication Date: 03/17/2023

Attorney for Beneficiary: Janeway Law Firm, P.C.

Attorney File Number: 22-028724

Phone: (303)706-9990

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Foreclosure Number: 22-0419

NED Date: 12/08/2022

Reception #: 4871159

Original Sale Date: 04/12/2023

Deed of Trust Date: 12/21/2018

Recording Date: 12/21/2018

Reception #: 4455805

Re-Recording Date

Re-Recorded #:

Legal: LOT 46, BLOCK 7, MINOR CORRECTIONS TO RESUBDIVISION OF WEST HILL-N-PARK 3RD FILING, COUNTY OF WELD, STATE OF COLORADO.

PARCEL ID NUMBER: 095926325046

Address: 4745 Everglade Ct, Greeley, CO 80634

Original Note Amt: \$242,526.00

LoanType: FHA

Interest Rate: 3.125

Current Amount: \$244,945.90

As Of: 12/01/2022

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Jacob Wayne Roberson and Savannah Rita May Hayes
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Jacob Wayne Roberson and Savannah Rita May Hayes

Publication: Greeley Tribune

First Publication Date: 02/17/2023

Last Publication Date: 03/17/2023

Attorney for Beneficiary: Janeway Law Firm, P.C.

Attorney File Number: 22-028896

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Foreclosure Number: 22-0420

NED Date: 12/08/2022

Reception #: 4871160

Original Sale Date: 04/12/2023

Deed of Trust Date: 05/31/2019

Recording Date: 06/03/2019

Reception #: 4493957

Re-Recording Date

Re-Recorded #:

Legal: Lot 118, The Trails at Sheep Draw Final Subdivision, a Replat of Tract 3, Stephens Farm Minor Subdivision, situated in the East half of Section 7, Township 5 North, Range 66 West of the Sixth Principal Meridian, City of Greeley, County of Weld, State of Colorado
APN #:0959071-46-118 PURSUANT TO AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON NOVEMBER 30, 2022 AT RECEPTION NO. 4869637 TO CORRECT LEGAL DESCRIPTION.

Address: 1302 88TH AVE, Greeley, CO 80634

Original Note Amt: \$363,797.00

LoanType: FHA

Interest Rate: 5

Current Amount: \$357,951.54

As Of: 12/06/2022

Interest Type: Fixed

Current Lender (Beneficiary):	COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner:	Chris Kline and Pamela Kersten
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Chris Kline and Pamela Kersten

Publication: Greeley Tribune

First Publication Date: 02/17/2023

Last Publication Date: 03/17/2023

Attorney for Beneficiary: Janeway Law Firm, P.C.

Attorney File Number: 22-028884

Phone: (303)706-9990

Fax: (303)706-9994